

REQUEST FOR PROPOSALS

For General Construction work at the following address:

301 S. 4th Street

Independence, KS 67301

7 April 2017

Project Overview

The City of Independence, Kansas Housing Authority is requesting proposals for General Construction work at the above referenced address. The work consists of roof & soffit repair, installation of gutters and downspouts, installation of elastomeric coating on metal porch roofs, interior ceiling repair, painting prep, and painting of house exterior.

Proposal

A pre-bid meeting will be held on Wednesday the 12th of April, 2017 at 3:00PM at the above referenced address. Sealed proposals will be received at the office of April Nutt, Housing Director, 811 W. Laurel, Independence, KS 67301 until 3:00PM on Wednesday the 26th of April, 2017, where they will be publicly opened and read out loud.

Scope of Services

Your firm shall provide the services outlined in the design specifications, prepared by Heckman & Associates, P.A. and dated 4/7/17. Your firm may offer alternative options to the outlined scope of services. Note on the proposal the cost of these options and the benefits to the project.

Bid Documents Availability

Bid documents are available at the City of Independence website- www.independenceks.gov.

Statement of Qualifications

Include the following in your Statement of Qualifications:

- Name of the firm.
- Years in business.
- Experience with similar projects.
- Total number of employees and the number of employees required for this project.
- List of equipment to be used and how long completion of the project should take.
- List current City of Independence business license number.
- Certificate of Insurance with a minimum of \$500,000 in liability insurance coverage and statutory Worker's Compensation Insurance.



H&A

HECKMAN &
ASSOCIATES, P.A.
ARCHITECTS

DESIGN SPECIFICATIONS- GENERAL CONSTRUCTION & HVAC WORK

Residential Rehab of 301 South 4th Street

Soffit & Porch Ceiling Repair

1. Remove all damaged wood soffit/ porch ceiling boards and replace damaged wood support framing as required to support new soffit/ porch ceiling boards and trim material.
2. Install T&G wood soffit/ porch ceiling material to match existing in width and thickness.

Upper Roof Repair

1. Remove damaged roofing material and sheathing as required for new roofing membrane.
2. Replace with new sheathing and modified bitumen roof membrane with granular surface.
3. Install new flashings as required to provide a watertight installation.

Gutter & Downspout Installation

1. Replace any damaged drip edge before installing gutter system.
2. Verify that all soffit repairs and soffit/ fascia painting have been completed before starting the gutter installation.
3. Install half round prefinished .027 aluminum gutter system with 3" dia. prefinished corrugated .019 aluminum downspouts. Install one downspout at every outside and inside corner.
4. Install gutters with circle hanger & #12 shank brackets. Install downspouts to wall with diamond bands at a maximum of 10' apart.

Elastomeric Roof Coating

1. Remove existing coating to prepare existing metal porch roofs to receive new elastomeric coating system, per coating manufacturer's recommendations by power washing with a unit that produces a minimum of 2,000 psi. Wire brushing may be necessary to remove loose coating, heavy rust, or any foreign matter that would prevent adhesion. Ensure that roof surface to be coated is clean and dry with no oils, grease, moisture or loose debris.
2. Prime all rusted areas with Firestone Rust Inhibitive Metal Primer.
3. Repair all defects and tape all flashing joints using Firestone Elastomeric Seam Tape. Coat the seam tape with Firestone Industrial Elastomeric Roof Coating, within 24 hours.
4. Apply a base coat of Firestone Elastomeric Roof Coating; gray in color. Allow to dry a minimum of 24 hours before applying the top coat...
5. Apply Firestone Elastomeric Roof Coating, white in color, with a soft brush, roller or airless sprayer.
6. Inspect the completed application and correct any defects. Allow a minimum of 24 hours before foot traffic is allowed on the roof.

Ceiling Plaster Repair

1. Remove existing loose plaster & lath and replace damaged wood support framing in first floor room with fireplace and adjacent dining room.



Ceiling Plaster Repair (Continued)

2. Install gypsum board to wood framing with screws. Install thickness of gypsum board as required to flush out with adjacent plaster.
3. Install 1/4" gypsum board over entire room ceiling with screws at a maximum of 12" apart along framing members.
4. Finish gypsum board and apply texture to entire surface. Texture to match adjacent existing plaster ceilings.

Exterior Lead Based Paint Removal & Exterior Painting Preparation

1. All exterior painting preparation work to be performed by a KDHE Licensed Renovation Firm.
2. Power-wash the exterior surfaces with a mix of water and a phosphate-free cleanser and a mildew killer concentrate, being careful to not force water through the siding and into the interior of the house.
3. Scrape all surfaces with a hand scraper removing all loose and flaking paint. Collect all paint chips in plastic and properly dispose of.
4. Sand all rough spots with power sander and 80-grit sand paper. Wear masks while sanding.

Exterior Painting

1. Fill any open holes or cracks with filler putty or compound.
2. Prime all bare wood with one coat of oil based primer.
3. Caulk all joints between siding and trim as required to make a tight joint.
4. Apply two coats of a satin water based acrylic latex exterior paint.

Exterior Paint Note

1. The exterior painting work is divided into a number of areas based on accessibility. Note on the Bid Form to list the exterior painting work by the defined work areas.
2. Volunteer labor may be used to perform some of the exterior painting work.
3. All of the exterior lead based paint removal and painting preparation work is included together on the Bid Form.

REQUEST FOR PROPOSALS

For General Construction and Plumbing work at the following address:

415 S. 8th Street

Independence, KS 67301

7 April 2017

Project Overview

The City of Independence, Kansas Housing Authority is requesting proposals for General Construction and Plumbing work at the above referenced address. The General Construction work consists of the repair, replacement and modifications to the existing wood floor joist system, including rim joist and sill plate damaged wood replacement, insulation of rim joist and termite inspection & treatment. This work also includes replacement of an existing concrete sidewalk, replacement of damaged or missing wood siding, reconstruction of upper portion of masonry basement walls, tuck-pointing of basement walls, installation of new doorbell, painting prep and painting of residence exterior.

The Plumbing work consists of the replacement of drain and water piping, including pipe insulation, to the kitchen sink. This work also consists of the replacement of the bathroom faucet.

Proposal

A pre-bid meeting will be held on Wednesday the 12th of April, 2017 at 2:00PM at the above referenced address. Sealed proposals will be received at the office of April Nutt, Housing Director, 811 W. Laurel, Independence, KS 67301 until 3:00PM on Wednesday the 26th of April, 2017, where they will be publicly opened and read out loud.

Scope of Services

Your firm shall provide the services outlined in the drawings and design specifications, prepared by Heckman & Associates, P.A. and dated 4/7/17. Your firm may offer alternative options to the outlined scope of services. Note on the proposal the cost of these options and the benefits to the project.

Bid Documents Availability

Bid documents are available at the City of Independence website- www.independenceks.gov.

Statement of Qualifications

Include the following in your Statement of Qualifications:

- Name of the firm.
- Years in business.
- Experience with similar projects.
- Total number of employees and the number of employees required for this project.
- List of equipment to be used and how long completion of the project should take.
- List current City of Independence business license number.
- Certificate of Insurance with a minimum of \$500,000 in liability insurance coverage and statutory Worker's Compensation Insurance.



HECKMAN &
ASSOCIATES, P.A.
ARCHITECTS

DESIGN SPECIFICATIONS- GENERAL CONSTRUCTION & PLUMBING WORK

Residential Rehab of 415 S. 8th Street

Floor System Renovation

1. Remove all damaged wood sill plates & rim joists and replace with treated wood sill plates & #2 wood rim joists of equal size; but a minimum of 2x6. Jack-up existing floor system as required to install new sill plates. Insulate rim joists with spray foam.
2. Install (3) 2'x2'x8" concrete footings with (3) #4's each way, located per Architect's direction. Each footing will have an adjustable steel pipe column equal to Akron Adjustable Jack Post. Secure to footing with concrete anchor bolts and existing beams as required.
3. Install (sister) new #2 wood floor joists adjacent to any damage, broken or compromised existing wood floor joists. Remove and replace any compromised existing joists that will not allow nailing of new joist. Secure new joist to existing with two offset rows of 16d nails at 12" o.c.
4. After floor system renovation work is complete have entire house treated for termites.

Masonry Renovation & Window Replacement

1. Remove all windows and upper portion of the existing masonry units on south side of basement wall; supporting structure above with a temporary wall.
2. Install new 8" split faced CMU masonry units with #4 in each grouted cell. Epoxy each vertical #4 into existing foundation wall.
3. Install Integrity All Ultrex Series awning windows of comparable size to existing at locations of existing windows.
4. Clean-out all cracks in all basement walls and repoint with mortar.
5. Rebuild curved portion of existing stone retaining wall.

Site Work

1. Remove existing concrete sidewalk from curb to city sidewalk and replace with 4' wide x 4" thick concrete sidewalk on 4" thick compacted granular base. Concrete to be 4,000 PSI with 7% entrained air. Reinforce concrete with 6x6 10/10 WWF. Provide control joints at 4' on center.

Ceiling Repair

1. Remove plywood layers covering hole in ceiling and replace damaged wood support framing at back porch ceiling.
2. Install gypsum board of same thickness as existing and tape, finish & texture to match existing surface.
3. Paint entire ceiling area from wall to wall.

Exterior Lead Based Paint Removal & Exterior Painting Preparation

1. All exterior painting preparation work to be performed by a KDHE Licensed Renovation Firm.
2. Power-wash the exterior surfaces with a mix of water and a phosphate-free cleanser and a mildew killer concentrate, being careful to not force water through the siding and into the interior of the house.
3. Scrape all surfaces with a hand scraper removing all loose and flaking paint. Collect all paint chips in plastic and properly dispose of.



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ARCHITECTS

Exterior Lead Based Paint Removal & Exterior Painting Preparation (Continued)

4. Sand all rough spots with power sander and 80-grit sand paper. Wear masks while sanding.
5. Replace any damaged or missing siding as required.

Exterior Painting

1. Fill any open holes or cracks with filler putty or compound.
2. Prime all bare wood with one coat of oil based primer.
3. Caulk all joints between siding and trim as required to make a tight joint.
4. Apply two coats of a satin water based acrylic latex exterior paint.

Doorbell

1. Install new doorbell complete with button at front door and centrally located chime.

Plumbing Work

1. Replace all drain and water piping to kitchen sink. Include new shut-off valves and pipe insulation.
2. Replace existing lavatory faucet in bathroom.

BID FORM**Independence Housing Authority Rehab Projects- Phase 2**

3:00PM 26 April 2017

415 S. 8TH STREET						
BIDDER	FLOOR SYSTEM RENOVATION	MASONRY RENOVATION & WINDOWS	SIDEWALK REPLACEMENT	CEILING REPAIR	EXTERIOR LEAD BASED PAINT REMOVAL	EXTERIOR PAINTING
BIDDER	DOORBELL	PLUMBING WORK				
301 S. 4TH STREET						
BIDDER	SOFFIT & PORCH CEILING REPAIR	UPPER ROOF REPAIR	GUTTER & DOWNSPOUT INSTALLATION	ELASTOMERIC ROOF COATING	CEILING PLASTER REPAIR	EXTERIOR LEAD BASED PAINT REMOVAL
BIDDER	PAINT LOWER LEVEL SIDING	PAINT UPPER LEVEL SIDING ABOVE PORCH	PAINT SOFFITS ABOVE PORCH	PAINT UPPER & LOWER PORCH RAILINGS	PAINT UPPER & LOWER PORCH CEILINGS	TOTAL OF THIS ROW
						\$ -
BIDDER	PAINT UPPER LEVEL SIDING	PAINT UPPER LEVEL SOFFITS	PAINT COLS., BEAMS AND GABLES			TOTAL OF THIS ROW
						\$ -